

PLANNING COMMISSION REPORT



MEETING DATE: March 24, 2004

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Horseman's Park - 10-ZN-2003

REQUEST

Request to rezone from Single Family Residential, Planned Community Development, Environmentally Sensitive Lands District (R1-35 PCD ESL) to Single Family Residential, Planned Community Development, Environmentally Sensitive Lands District (R1-5 PCD ESL) on a 2.9 +/- acre parcel north of the northwest corner of 98th Street and McDowell Mountain Ranch Road.

Key Items for Consideration:

- The site is adjacent to residential development on 3 sides.
- The proposed zoning is consistent with adjacent existing residential zoning.

Related Policies, References:

General Plan – Suburban Neighborhoods

OWNER

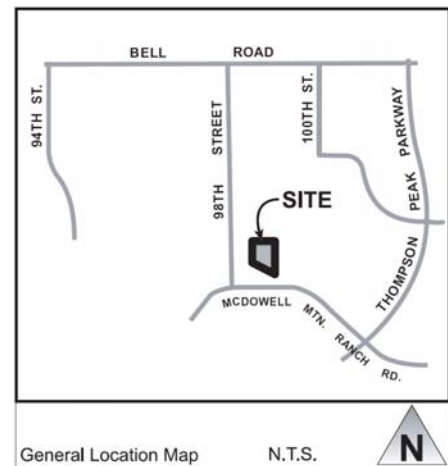
Horseman's Park Ltd Partnership 1
602-620-8731

APPLICANT CONTACT

Steven Voss
LVA Urban Design Studio
480-994-0994

LOCATION

North of the Northeast corner of
McDowell Mountain Ranch Road
and 98th Street



BACKGROUND

Zoning.

The site is zoned Single-family residential (R1-35) Planned Community Development (PCD) Environmentally Sensitive Lands (ESL), which allows for residential development with 35,000 square foot lots. The PCD zoning is part of the Horseman's Park East zoning designation, intended to create a master plan for development of the area.

General Plan.

This request complies with the General Plan Land Use Element, which designates the property as Suburban Neighborhoods. This category includes medium to small-lot single-family neighborhoods or subdivisions. Densities are usually more than one house per acre, but less than eight houses per acre. The category may include development of town homes or single-family homes. Preservation of environmental features is a key consideration, which

in the past has been accomplished through master planned communities or establishing smaller lots with larger tracts preserved in open space.

Context.

This property does not have frontage on any major streets. Access to McDowell Mountain Road is through an adjacent subdivision from 98th Place at this property's northwest corner. The site is adjacent to and north of the Verde Canal; west of Thompson Peak Parkway and north of McDowell Mountain Road.

The adjacent properties to the north, east, and west have been subdivided and are under construction with single-family residential lots. South of the Verde Canal is unimproved land.

Within the view corridor southwest of this property is the West World equestrian center. Another major feature in the area is the Scottsdale Airport. The Airport staff has reviewed this development proposal and has determined that a Noise Disclosure Notice is required to be included into the subdivision CC&R's. In addition, the airport staff will review the development concept in more detail at the platting process.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This proposal is to build a residential subdivision with 8 lots on 2.9 acres. The proposed zoning change increases the potential lots yield by 5 total lots because the existing R1-35 zone and site conditions would only yield 3 lots. The natural washes that cross the site will be preserved as natural area open space (NAOS).

Development information.

- *Existing Use:* Unimproved
- *Description:* 8 Single-family residential lots
- *Parcel Size:* 2.9 gross acres
- *Building Height Allowed:* 24-feet measured from natural grade

IMPACT ANALYSIS

Traffic.

96th Street west of this site is designated as a Major Collector and connects Bell Road and McDowell Mountain Road. Bell Road is a Major Arterial with a signal at 96th Street. McDowell Mountain Road is designated as a Minor Arterial and provides access to Thompson Peak Parkway.

A Transportation Impact Mitigation Analysis (TIMA) was prepared for this project. Analysis of the trip generation comparison demonstrates that the approval of the proposed zoning change will generate 77 trips per day to and from the subject area with an estimated 7 trips occurring during the a.m. peak hour and 8 trips occurring during the p.m. peak hour. This represents an increase of 48 daily trips over site development under existing zoning. This increase in daily trips and peak hour trips is not great enough to have a significant impact on the surrounding roadway network.

Water/Sewer.

The applicant will be responsible for extending water and sewer lines to this project. There are existing lines with available capacity within the nearby developments and streets.

Schools District comments/review.

The Scottsdale Unified School District has been notified of this application and has responded with the following school impact information. The development will result in 4 additional students:

	New Students	Capacity	Solution
Desert Canyon Elementary	2	Full	Reassign excess space in Desert Canyon Middle School for Desert Canyon Elementary School purposes
Copper Ridge Middle	1	Has excess space.	The excess space would accommodate the additional student.
Saguaro High School	1	Has some excess space for the next 4 to 6 years.	The school could take the additional student at this time. In the future, portable buildings or voter approved building construction would need to be considered.

Open space, scenic corridors.

The washes on this site will be used for Natural Area Open Space and drainage purposes. The site grading will need careful evaluation in regard to the existing vegetation's water reception and assurance of future viability of that vegetation.

The Verde Canal is proposed as a trail extending along its length of the properties that abut to it. The properties to the west and east have dedicated trail easements over the Old Verde canal. A stipulation is included as part of this case to provide a trail easement connection along the north side of the Old Verde canal to provide a continuous and uninterrupted alignment.

Community Involvement.

The applicant has completed their neighborhood involvement requirements. The community outreach indicates general support for this proposal.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Kira Wauwie AICP
Project Coordination Manager
480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY


Kira Wauwie AICP
Report Author


Kurt Jones, AICP
Current Planning Director

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Traffic Impact Summary
8. School District Correspondence
9. Citizen Involvement
10. City Notification Map

PROJECT NARRATIVE

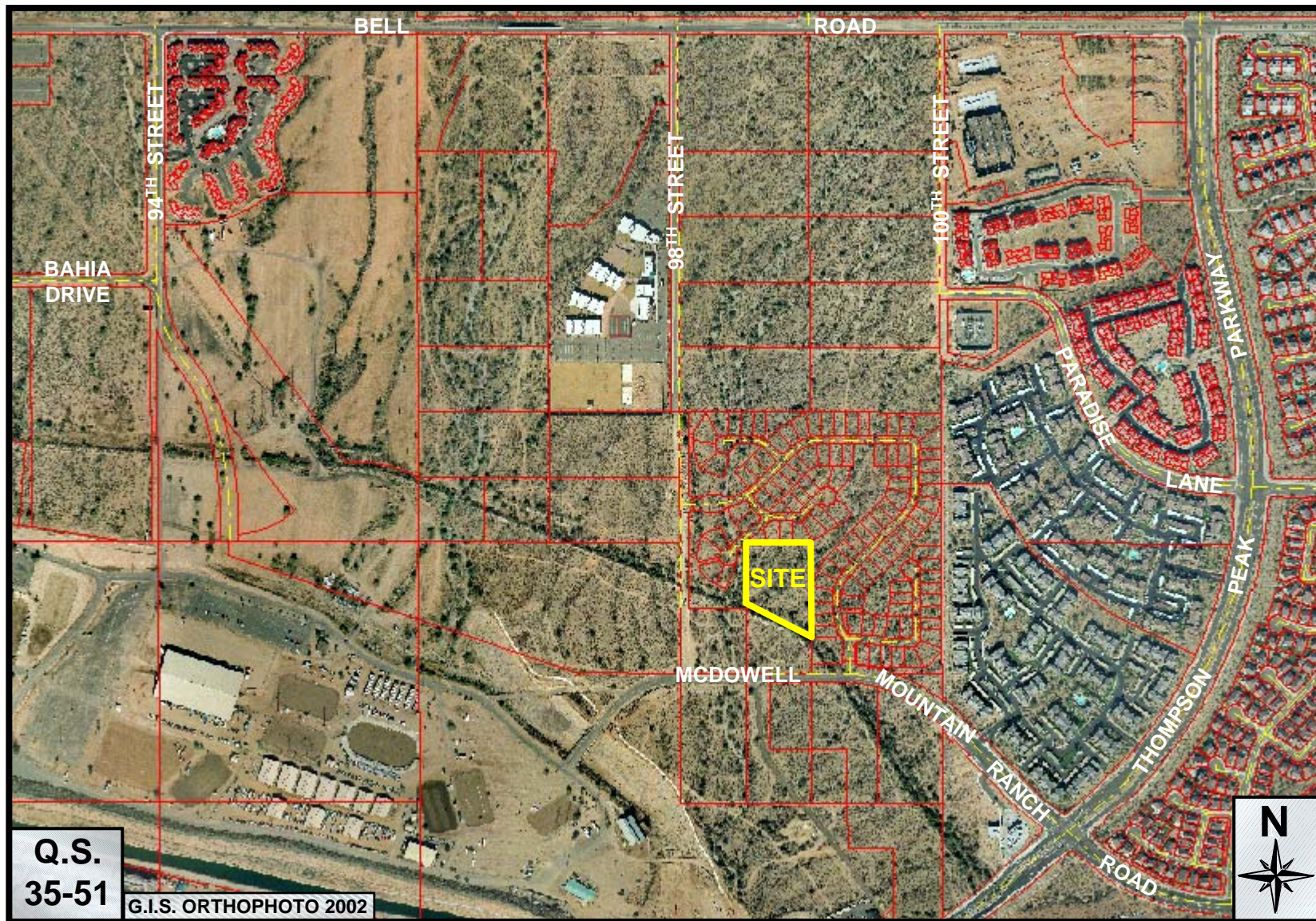
The subject property is located northeast of the northeast corner of McDowell Mountain Ranch Road and 98th Street. The 2.9 gross acre parcel is bounded on its north, east and west sides by existing or under construction residential development zoned R1-5 PCD ESL, and on its south side by the Old Verde Canal (an unused man-made dike). This is essentially an in-fill project, for a parcel of land that was originally not available for development at the time adjacent development was rezoned.

The proposed 8 dwelling unit project is proposed to be fully integrated with the adjacent residential development, including typical lot dimensions of 60 ft. x 110 ft., connected open space and drainage features, and vehicular access from 98th Place.

The subject property is designated "Suburban Neighborhoods" under the City of Scottsdale General Plan. This designation contemplated residential densities up to 7.9 dwelling units per acre. This would translate to a potential unit yield of 23.2 dwelling units. Accordingly, the proposed development, under this rezoning case, will actually produce a significant reduction in residential units on the subject property.

The subject property, with 2.9 gross acres is currently zoned R1-35 PCD ESL for three (3) residential units. The proposed R1-5 PCD ESL zoning application will result in a total of eight (8) units.

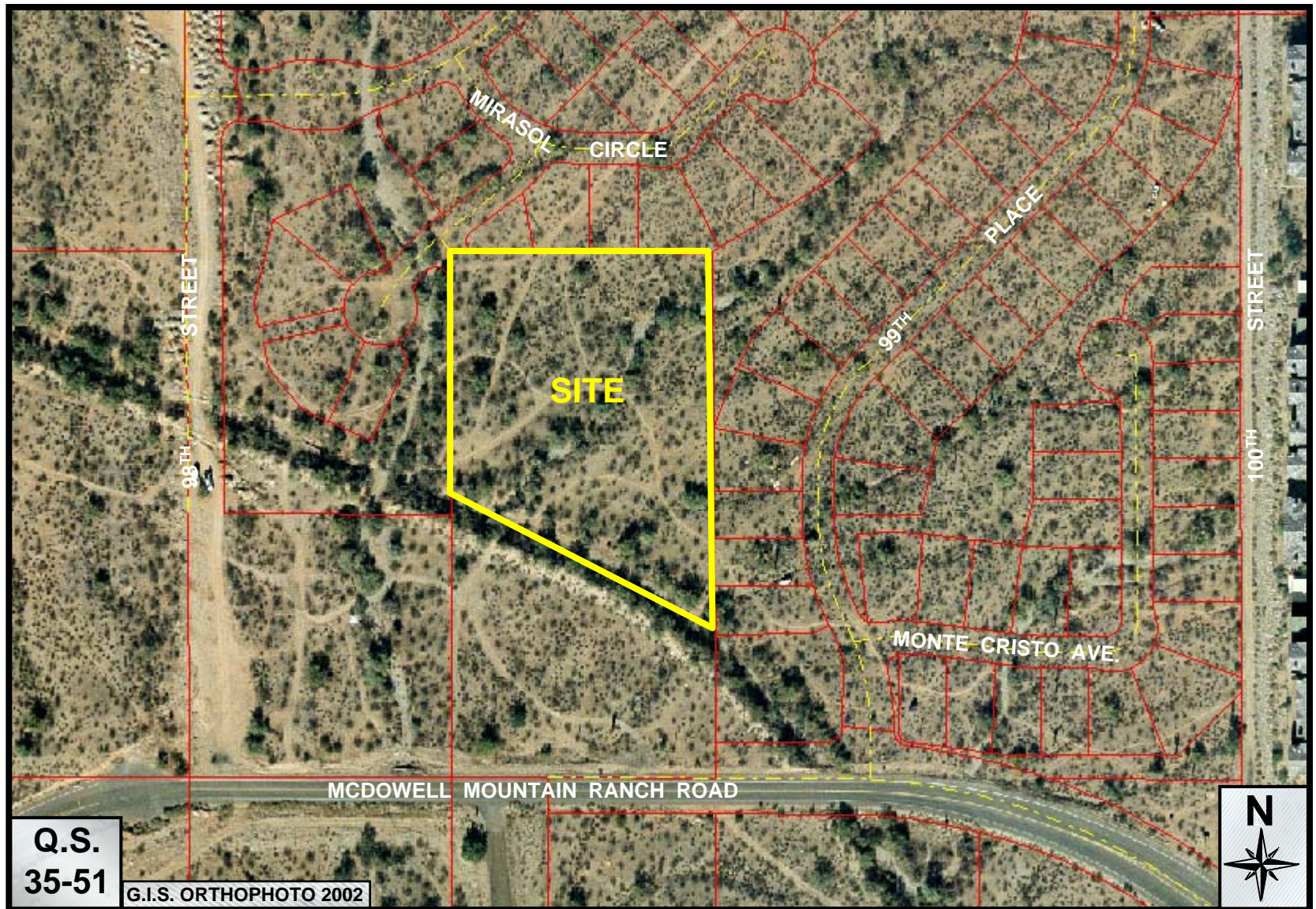
ATTACHMENT #1



Horseman's Park Residential

10-ZN-2003

ATTACHMENT #2

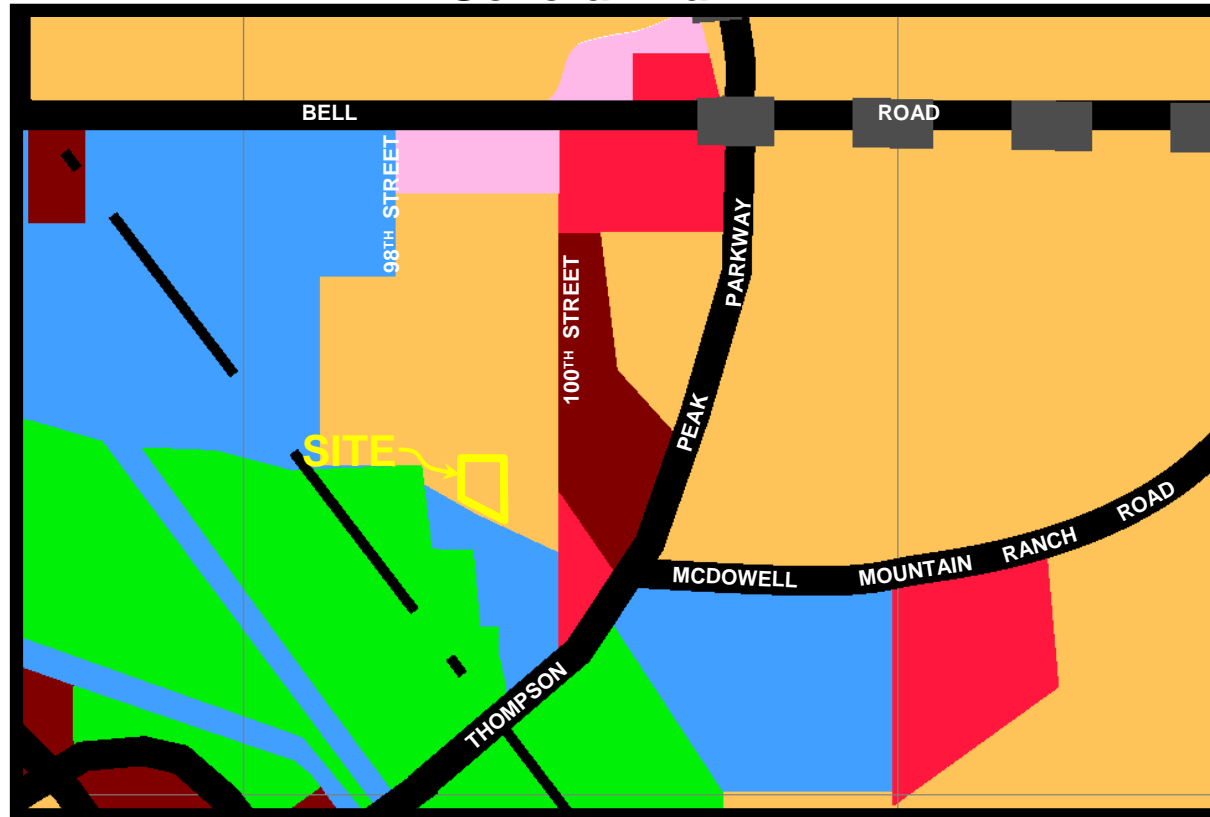


Horseman's Park Residential

10-ZN-2003

ATTACHMENT #2A

General Plan



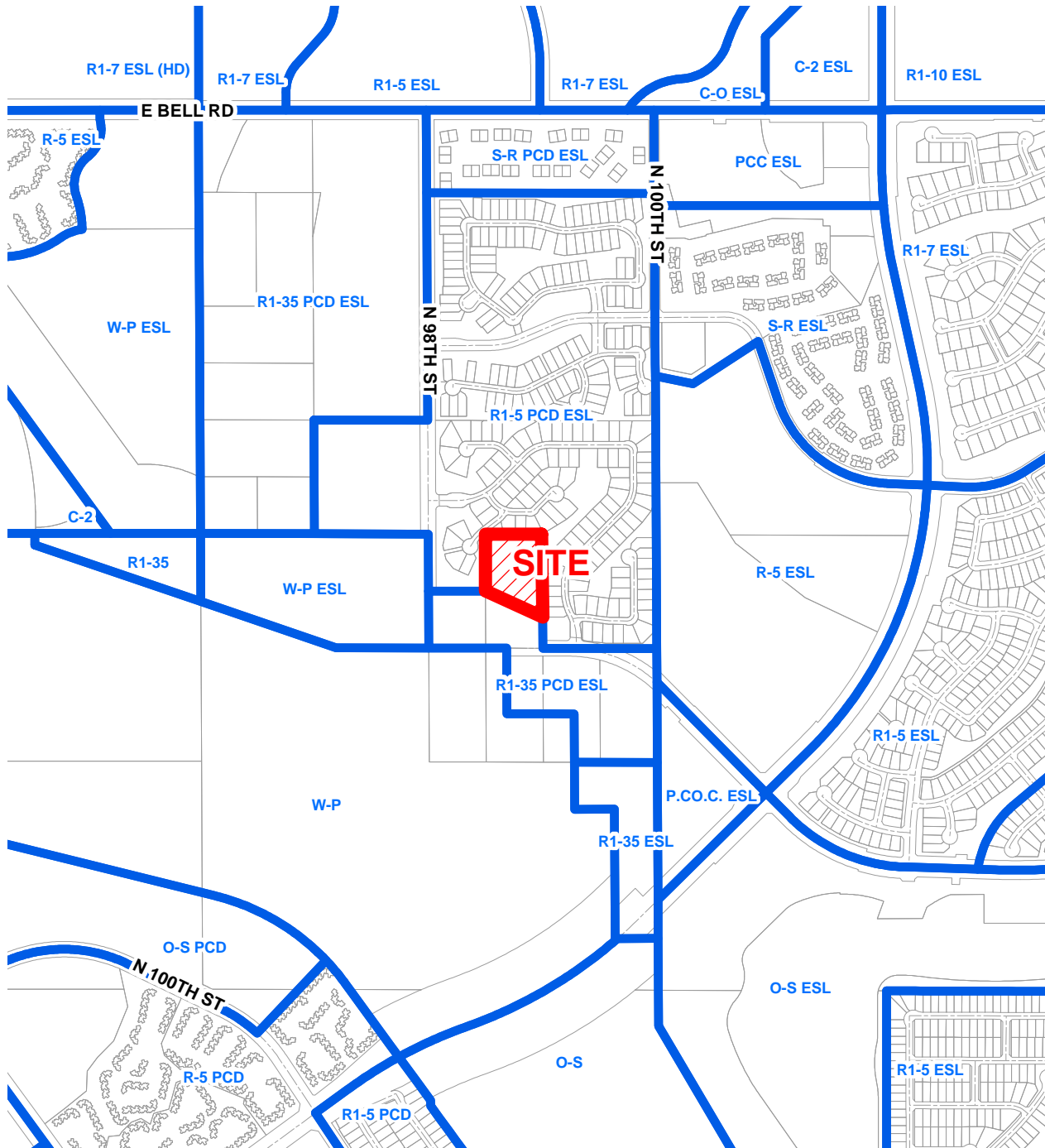
- | | |
|---|--|
| Rural Neighborhoods | Commercial |
| Suburban Neighborhoods | Office |
| Urban Neighborhoods | Employment |
| Mixed-Use Neighborhoods | Natural Open Space |
| Resorts/Tourism | Developed Open Space (Parks) |
| Shea Corridor | Developed Open Space (Golf Courses) |
| Mayo Support District | Cultural/Institutional or Public Use |
| Regional Use District | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
| McDowell Sonoran Preserve (as of 4/2002) | |
| Recommended Study Boundary of the McDowell Sonoran Preserve | |
| City Boundary | Location not yet determined |



10-ZN-2003
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of April 2, 2002

Rezone from Single Family Residential, Planned Community Development, Environmentally Sensitive Lands District (R1-35 PCD ESL) to Single Family Residential, Planned Community Development, Environmentally Sensitive Lands District (R1-5 PCD ESL)



10-ZN-2003

ATTACHMENT #4



STIPULATIONS FOR CASE 10-ZN-2003

OPEN SPACE

1. The city shall not accept any common areas on the site for ownership or maintenance.

CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate/record the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Local Residential street ESL	40 foot wide private tract	Full street improvements as per Fig 700-5 in the COS ESL design standards	5 foot wide sidewalk on both sides of the street.

- a. The streets for this site shall be designed and constructed to the requirements of the City of Scottsdale ESL Road Design Standards Figure 700-5. Five foot wide sidewalks are required on both sides of the local residential streets for lots less than 20,000 square feet in area.
2. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. This site shall have street access from the existing cul-de- sac to the north.
 - b. This site shall have no direct access to McDowell Mountain Ranch Road.
 3. MULTI-USE TRAIL. Before any certificate of occupancy is issued for the site, the developer shall dedicate a 15-foot wide public access easement along the northern toe of slope of the Old Verde Canal, adjacent to the south property line of this site. The alignment of the trail shall be subject to approval by the city's Equestrian Coordinator prior to dedication.
 4. PRIVATE STREET CONSTRUCTION. All private streets shall be constructed to full public street standards, except equivalent construction materials or wider cross-sections may be approved by city staff. In addition, all private streets shall conform to the following requirements:
 - a. No internal private streets shall be incorporated into the city's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the city's public street standards. Before any lot is sold, the developer shall record a notice satisfactory to city staff indicating that the private streets shall not be maintained by the city.
 - b. Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:

- a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes that exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation.
3. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval. The in lieu estimate shall include an appraisal done within the last 6 months for the land.
 - b. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained the waiver approval.
4. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

VERIFICATION OF COMPLIANCE

1. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.

2. **CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE.** Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.

WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
4. **WATERLINE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. **BASIS OF DESIGN REPORT (SANITARY SEWER).**). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.

3. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
4. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region>.

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
 3. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
 4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
 5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
 6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed

- signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
- b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (1). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
 - (2). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (3). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
 - (4). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

ADDITIONAL INFORMATION FOR CASE 10-ZN-2003

PLANNING/DEVELOPMENT

1. **DENSITY CONTINGENCIES.** The approved density for each parcel may be decreased due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.
2. **FINAL LOT LOCATION.** The specific location of each lot shall be subject to Development Review Board approval.
3. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - e. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
 - f. walls adjacent to NAOS tracts and corridors,
 - g. signage.
4. **NOTICE TO PROSPECTIVE BUYERS.** The developer shall give the following information in writing to all prospective buyers of lots on the site:
 - a. The closest distance from the lot to the midpoint of the Scottsdale Airport runway.
 - b. The development's private streets shall not be maintained by the city.
 - c.
5. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.

2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.
5. **REQUIRED SPECIAL INSPECTIONS.** Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
6. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

HORSEMAN'S PARK TRAFFIC IMPACT ANALYSIS SUMMARY

Summary Prepared by: Jennifer Kroening, COS Traffic Engineering
Traffic Impact Study Prepared by: Cathy Hollow, Parsons Brinckerhoff

Existing Conditions:

The parcel under consideration in this zoning case is located near the northeast corner of 98th Street and McDowell Mountain Ranch Road. It is approximately 2.9-acres in size. The parcel has access through the existing Horseman's Park subdivision, off of 98th Way. 98th Way is a private residential street that terminates in a cul-de-sac. The Horseman's Park subdivision has to 98th Street and McDowell Mountain Ranch Road.

Proposed Development:

The applicant is proposing to rezone the 2.9-acres parcel from single family residential (R1-35) to higher density single family residential (R1-5). Under the existing zoning, 3 lots could be developed. Under the proposed zoning, 8 lots can be developed.

The trip generation numbers for the existing and proposed zoning for the site are presented in the table below. This trip generation estimate is based on data contained in the Institute of Transportation Engineer's *Trip Generation* manual.

TRIP GENERATION COMPARISON TABLE

Land Use	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current Zoning							
Single Family Residential R1-35 3 dwelling units	29	1	2	3	2	1	3
Proposed Zoning							
Single Family Residential R1-5 8 dwelling units	77	2	5	7	3	5	8
Change	48	1	3	4	1	4	5

The Trip Generation Comparison Table demonstrates that the proposed zoning will result in an increase in 48 daily trips. Traffic would increase by 4 trips in the a.m. peak hour and 5 trips in the p.m. peak hour. The increase in traffic due to the proposed development is not great enough to have a significant impact on the surrounding roadway network.

A traffic impact study was prepared by Parsons Brinckerhoff under the City's Traffic Impact and Mitigation Analysis (TIMA) Program, which examines the impacts from the proposed development in detail. This traffic impact study also included rezoning scenarios for adjacent parcels. The zoning cases for the adjacent parcels have either been withdrawn or are inactive at this time. A copy of this report is included for reference.

Summary:

Analysis of the trip generation comparison demonstrates that the approval of the proposed zoning change will generate 77 trips per day to and from the subject area with an estimated 7 trips occurring during the a.m. peak hour and 8 trips occurring during the p.m. peak hour. This represents an increase of 48 daily trips over site development under existing zoning. This increase in daily trips and peak hour trips is not great enough to have a significant impact on the surrounding roadway network.

-----Original Message-----

From: Bill Johnson [mailto:BJohnson@susd.org]
Sent: Saturday, February 28, 2004 12:04 PM
To: Wauwie, Kira
Subject: RE: School district impact information request.

Kira,

Based on our understanding of the proposed development, the District would anticipate 2 elementary school students, 1 middle school student, and 1 high school student from the 8 new homes.

The proposed development is located in the Desert Canyon Elementary, Copper Ridge Middle, and Saguaro High School attendance areas. Desert Canyon Elementary is full. Continued growth in the Desert Canyon Elementary area is putting a strain on the school. However, the adjacent Desert Canyon Middle School has spare capacity and if necessary, space within the middle school will be reassigned for use by the elementary school. The relatively new Copper Ridge Middle School has spare capacity and was built to accommodate the continued growth in the area. It would accommodate the additional students. Saguaro High School currently has some spare capacity and can accommodate additional students in the short term. But as the current numbers of middle and elementary school students that live in the McDowell Mountain Ranch area advance into high school, it will become overcrowded. The District has a facility master plan in place that calls for the construction of additions at Saguaro to accommodate the projected growth, but the plan would require funding through a voter approved bond election. According to projections, the high school will be able to accommodate the increasing enrollments for another 4 to 6 years before overcrowding occurs. With the amount of time required to design and build after an election is held, it would be necessary for the District to have a bond approved in the very near future in order to implement the plan. Otherwise, portable buildings would be an alternative solution.

Sincerely,
Bill Johnson, Ed.D.
Scottsdale Unified School District

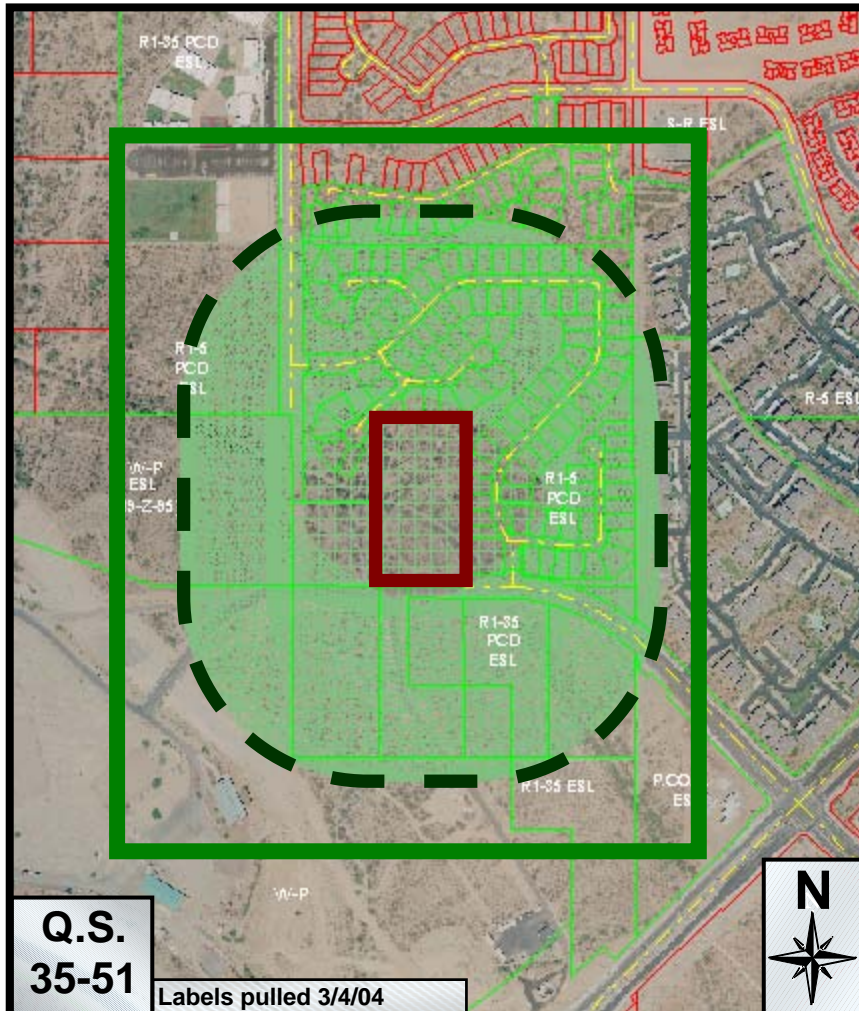
Horseman's Park

10-ZN-2003

Attachment #9. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet



Extended Selection
(Additional properties notified)

Additional Notifications:

- Interested Parties
- Coalition of Pinnacle Peak
- Horseman's Park HOA
- McDowell Mountain Ranch

Horseman's Park

10-ZN-2003

ATTACHMENT #10